

Sec. 6.300. PARKING P-1 DISTRICT; PASSENGER AUTOMOBILE PARKING, LIMITED.**Sec. 6.301. Purpose.**

The parking P-1 district is intended to provide necessary off-street parking in appropriate locations for nonresidential uses. It is further intended that the development of such P-1 district be accomplished according to an approved plan so that such vehicle parking may be compatible with adjacent or nearby uses.

Sec. 6.302. Approvals required.

No parking area shall be developed upon land in the P-1 district until development review approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 6.303. Use regulations.

- A. *Permitted uses.* Surfaced parking lots for the off-street parking of passenger automobiles.
- B. *Uses permitted by a conditional use permit.* Recyclable material collection center.

Sec. 6.304. Property development standards.

- A. The provisions of article IX shall apply, unless otherwise approved by the Development Review Board.
- B. There shall be a masonry wall or landscape screen on any property lines that are adjacent to any residential district. Height is to be determined by Development Review Board approval.

(Ord. No. 2736, § 1, 3-7-95)

Sec. 6.305. Signs.

The provisions of article VIII shall apply.

Sec. 6.400. PARKING P-2 DISTRICT; AUTOMOBILE PARKING.**Sec. 6.401. Purpose.**

The intent of this district is to provide off-street parking.

(Ord. No. 3142, § 1, 5-19-98)

Sec. 6.402. Approvals required.

No structure or surface parking lot shall be developed, built or remodeled upon land in the P-2 district until Development Review Board approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 3142, § 1, 5-19-98)

Sec. 6.403. Use regulations.

A. *Permitted uses.* Structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Surfaced parking lots for off-street parking of automobiles.
2. Carports.
3. Automobile parking structures may be constructed either above and/or below the surface of the ground, but in no event may exceed a height above-ground of thirty-five (35) feet.

B. *Uses permitted by a conditional use permit.*

1. Recyclable material collection center.

(Ord. No. 3142, § 1, 5-19-98)

Sec. 6.404. Property development standards.

Landscaping shall be provided as determined by Development Review Board approval.

(Ord. No. 3142, § 1, 5-19-98)

Sec. 6.405. Signs.

The provisions of article VIII shall apply.

Sec. 6.500. PARKING P-3 DISTRICT.

P-3 is an overlay district to be used in conjunction with land zoned C-2 (central business district) or C-3 (highway commercial district).

(Ord. No. 3142, § 1, 5-19-98)

Sec. 6.501. Purpose.

The intent of this district is to provide parking credits to create a mixture of common uses vital to an urban setting.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 3142, § 1, 5-19-98)

Sec. 6.502. Approvals required.

No structure or building shall be built or remodeled upon land in the P-3 district until Development Review Board approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 3142, § 1, 5-19-98)

Sec. 6.503. Use regulations.

Buildings, structures or premises shall be used and buildings, structures, and lots shall hereafter be erected, altered or enlarged only as provided in the underlying C-2 or C-3 districts.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 3142, § 1, 5-19-98)

Sec. 6.504. Property development standards.

The property development standards of the attached district shall apply to all land and buildings in the P-3 district, except as provided below:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to one (1) multiplied by the parcel zoned P-3, in square feet.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the parcel zoned P-3, in square feet, multiplied by twelve (12) feet.
- C. *Building height.* No building shall exceed eighteen (18) feet in height within one hundred (100) feet of any single-family residential district.
- D. *Setbacks.* Requirements in the attached district providing for setbacks from adjacent residential districts shall not apply when a P-1 or P-2 district lies between the residential district and the P-3 district.

Sec. 6.505. Parking regulations (P-3).

The provisions of article IX shall apply except that a parking credit shall be granted to the attached property at the following rates for the following uses, subject to all other regulations of this ordinance:

- A. *Credit.* Parking shall be credited to P-3 zoned areas at a rate of one (1) space per three hundred (300) square feet of the net lot area zoned P-3.
- B. *Additional required parking.* All development proposals and/or changes in use to a use with a parking requirement in excess of one (1) space per three hundred (300) square feet of gross floor area shall provide a parking study that identifies how all parking in excess of any credits will be provided consistent with article IX.

(Ord. No. 2736, § 1, 3-7-95; Ord. No. 3142, § 1, 5-19-98)

Sec. 6.506. Signs.

The provisions of article VIII shall apply.

Sec. 6.600. PARKING P-4 DISTRICT.

Sec. 6.601. Purpose.

It is intended that this overlay zone encourage a reduction in parking requirements for large scale developments, provided that application of the provisions of this ordinance will not result in adverse traffic and parking impacts upon the site or the community. The procedure set forth in article I, section 1.300, et seq., shall be followed when applying this zone to any commercial zone provided in this ordinance.

(Ord. No. 1900, § 1, 7-15-86; Ord. No. 2736, § 1, 3-7-95; Ord. No. 3225, § 1, 5-4-99)

Sec. 6.602. Approval required.

No structure or building shall be built or remodeled upon land in the P-4 district until Development Review Board approval has been obtained as outlined in article I, section 1.900, et seq., hereof.

(Ord. No. 1900, § 1, 7-15-86; Ord. No. 2736, § 1, 3-7-95; Ord. No. 3225, § 1, 5-4-99)

Sec. 6.603. Use regulations.

Permitted uses. Buildings, structures, or premises shall be used and building and structures shall hereafter be erected, altered or enlarged only as provided in the underlying district, and in addition thereto all parking facilities shall be provided by means of a multi-level structure of an underground facility.

(Ord. No. 1900, § 1, 7-15-86)

Sec. 6.604. Property development standards.

The property development standards of the underlying district shall apply to all land and buildings in the P-4 district, and in addition thereto applications for the provisions of this district shall include:

A. Traffic impact study including, but not limited to, analysis of:

1. Trip generation.
2. Trip distribution.
3. Access and egress via all transportation modes serving the site.
4. Parking design including proposed bicycle parking facilities.
5. Internal circulation including conflicts with other modes of transportation.
6. Capacity analysis.
7. Effect on roadway system.
8. Proximity to hospitals and fire stations and other emergency centers.
9. Proposed solutions.

B. Site plan. A complete site plan, pursuant to the requirements of site plan review.

C. Representative floor plan. A representative floor plan indicating that the projected development has a floor area of over fifty thousand (50,000) square feet.

(Ord. No. 1900, § 1, 7-15-86; Ord. No. 2736, § 1, 3-7-95)

Sec. 6.605. Parking regulations.

The general provisions of article IX relating to parking and loading regulations shall apply to the P-4 district, but any specific provision relating to the parking area required by article IX shall be subordinate to the requirements approved as part of the P-4 overlay.

(Ord. No. 1900, § 1, 7-15-86)